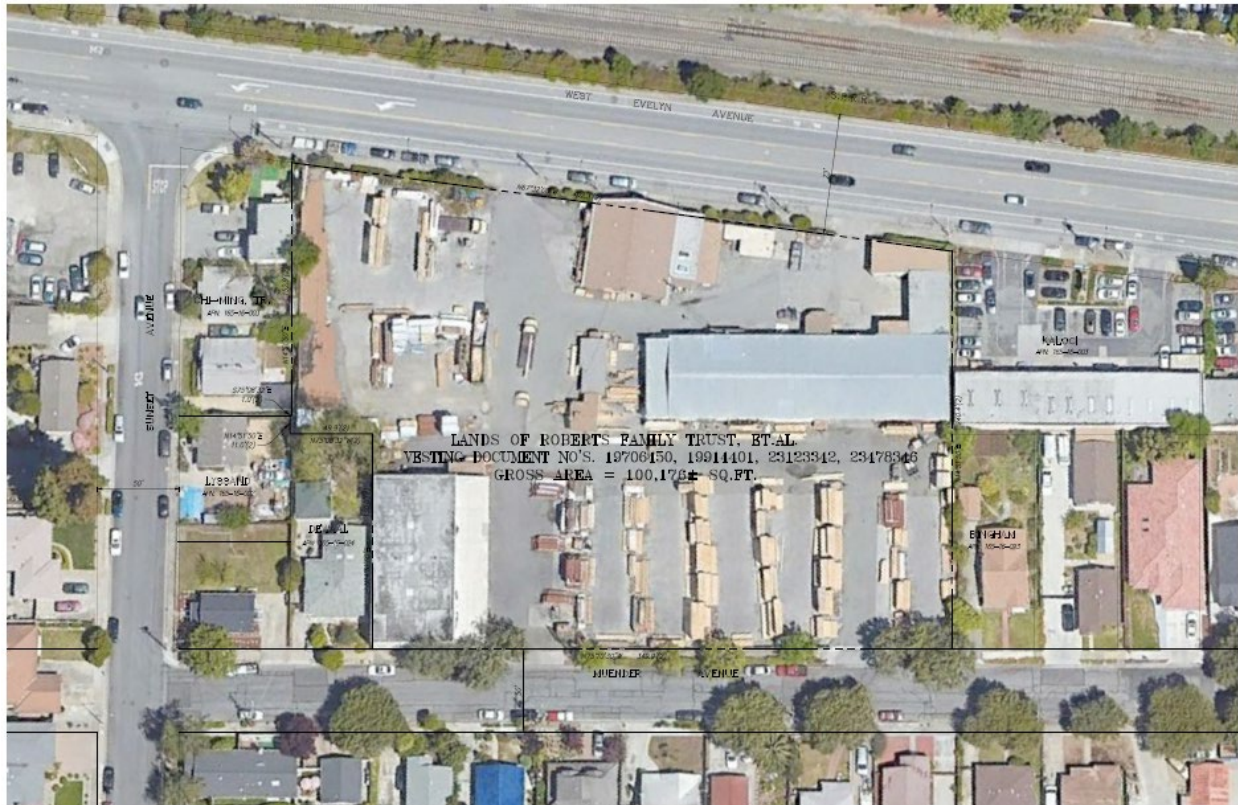


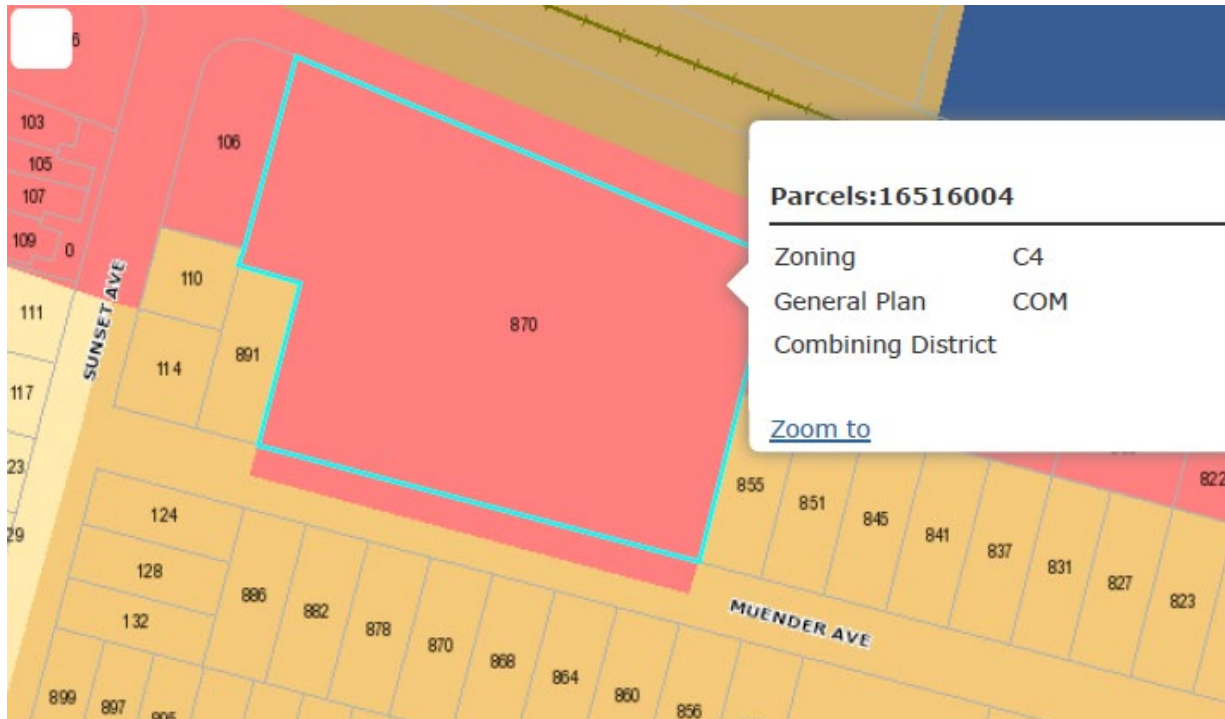
Project Description: General Plan Initiation Application – Sunnyvale Lumber
Property Address: 870 West Evelyn Avenue
APN#: 165-16-004
Lot Size: 2.25 Acres
General Plan: Commercial COM to MDR Medium Density Residential
Zoning: Commercial C4 to Residential R3-PD



Trumark Homes is pleased to request the initiation of the General Plan Amendment process regarding the current Sunnyvale Lumber site at 870 West Evelyn Avenue. The lumber yard operators consolidated their operations and the property owner has partnered with Trumark Homes to request a conversion to a higher and better land use.

Approximately 65% of the site is currently adjacent to Residential Low-Medium (RLM) General Plan land use, and Residential R2 Zoning. The current Commercial land use values are far below residential land values due to the location. This location is considered a “C” commercial market location due to low visibility on a collector level street. This commercial location has failed to keep pace with comparable businesses in the region located on major arterial streets. The competition can offer better prices for services due to increased business volume directly related to visibility, ease of access, and ample parking. Furthermore, the location does not

share a large enough walkable radius to keep pace with neighborhood retail values due to the CalTrain Rail Corridor cutting off 50% of potential clientele. Poor visibility, limited access, located adjacent to residential houses on two sides confirms this site is not being utilized at its highest and best use as a commercial property.



2018 saw the 8th straight year of increased housing costs due the under-supply of housing in a region leading the nation in job growth. The current need for housing coupled with the low commercial land use value supports this request to initiate a General Plan Amendment process.

Proposed Use: Residential R3-PD:

Trumark Homes understands the General Plan process will study numerous factors influencing this site along with community needs. At this time, Trumark believes R3-PD zoning is the most appropriate residential density and massing for this site. The regional need for housing would ask this site to be studied for the higher end of allowed densities. However, a one-step jump up from the adjacent R2 zoned properties is more reasonable but not overly aggressive for compatibility. 3 story homes next to 2 story homes seems most compatible. Due to the Collector Street edge condition along Evelyn, it seems reasonable to consider 4-story massing on that edge. This would require the R3 zoning to include a Planned Development (PD) zoning to allow building heights to reach 4-stories or 55' where deemed appropriate.

Attached to this letter please find conceptual architectural plans and massing elevations, project data, and other submittal materials supporting this General Plan Initiation request. These materials support the idea conceptually, we look forward to working with you to create the highest and best land use for this property.

Regards,

TRUMARK HOMES
Garrett Hinds
Director of Architecture

The following are answers to questions found on the application form:

Proposed use: Residential MDR, R3-PD

Hours of Operation: Residential

List of Tenants: Future Home Owners

Number of Employees: Home Owners Association appointed board members

Previous Use: Retail Lumber Sales, Storage and Operations